



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 55
Comm #: 54720-1434-27-A
BRRTS #: 03-18-001037
Site Name: Altoona Express Mart
Site Address: 1427 Spooner Ave, Altoona, 54720
Site Manager: Patrick Collins
Address: 890 Spruce St
City, State Zip: Baldwin, WI 54002-3264
Phone: 715-684-2914
e-mail: patrick.collins@wisconsin.gov
Bid Manager: Timothy A. Zeichert
Address: 2715 Post Road
City, State Zip: Stevens Point, Wisconsin 54481
Phone: (715) 345-5307
e-mail: Timothy.Zeichert@Wisconsin.Gov

Bid-Start Date:	June 09, 2008
Questions must be received by (See Section 2 (B)):	June 23, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	July 11, 2008
Bid-End Date and Time:	July 25, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Quality Quick Print-Eau Claire, 1213 Menomonie St, Eau Claire, WI 54703
Phone: (715) 836-0049 Fax: (715) 836-7704

SECTION 2 – Site-Specific Bid Requirements

General Comments

The following documents from Cedar Corporation (Cedar) provide the most current site information:

February 1998, LUST Remedial Investigation Report, Cedar

January 2003, Additional Sampling Information, Cedar

May 2003, Remedial Action Services Proposal, Cedar

November 2005, O&M Report, Cedar

January 2007, Status report, Cedar

To reduce printing cost, laboratory analytical reports were not provided to the copy shop. These reports along with the other site information are contained in the case file. The case file may be reviewed at 890 Spruce Street, Baldwin, WI, by contacting Patrick Collins at 715 684-2914, ext. 117.

Site Description

The subject property is located in the City of Altoona, Eau Claire County. A site investigation was performed and the site was bid in Round 25. The existing building contains a self serve Laundromat and sewing store. The site continues to operate as a self service fuel facility. Soil contamination was identified during a tank/line upgrade. The geology of this site is described as uniform terrace sand and the depth to groundwater is approximately 80 feet. The depth to bedrock has not been determined. Four soil borings, 11 monitoring wells and one piezometer have been completed as part of this investigation. The site investigation revealed that soil and groundwater have been affected by petroleum contamination. Significant soil contamination has been identified and the Site Investigation estimates that approximately 11,000 cubic yards of contaminated soil exist. Groundwater contamination has moved offsite to the north and west of the property. Free product has been identified in MW-1, MW-3, and MW-7. A Site Investigation north of this site on the Union Pacific Railroad property has provided sufficient documentation that the plume is adequately characterized to the north.

Previous work on this site included the installation of one shallow soil vent, the hook up of MW-1 to a soil venting system, free product removal by hand bailing and groundwater monitoring. Approximately 100 gallons of free product has been recovered from the site along with the removal 28,589 pounds of total hydrocarbons via the soil venting system.

Environmental Factors Present

- Free Product
- Documented expansion of the plume margin

Minimum Remedial Requirements

- All work performed, as part of the scope of work shall comply with NR 716.
- Locate and make accessible for sampling, monitoring wells MW-4 and MW-8. Both wells have been described as “paved over”.
Please note: This expense will NOT be reimbursable, therefore, will be considered “at RP’s expense”.
- Groundwater samples shall be collected quarterly from all the designated monitoring points, including wells with free product present. If free product is present, measure and abate the product during quarterly sampling events. No socks shall be placed in any of the wells between sampling events.
- Analyze for VOC’s.
- Groundwater elevations and product thickness shall be collected and flow direction plotted for each sampling round.
- All contaminated material generated at this site as part of the bid scope of work must be properly stored and disposed/treated in accordance with State regulations.
- Define the LNAPL boundary. Install one monitoring well south of MW-7 and one monitoring well west of MW- 3. Location must be approved by project managers

1. LNAPL Assessment

a. Define Lateral Extent of LNAPL and Dissolved-Phase Contaminant Plumes

The extent of the LNAPL plume shall be estimated based primarily on measurable LNAPL in water table wells, not “sheens”. Conduct 2 soil borings in approved locations so as to characterize the LNAPL (one boring shall be converted into a groundwater monitoring well). Smear zone soil results may be used subjectively to guide the estimated LNAPL extent, but exceeding individual NR 746.06 Table 1 values, particularly for those compounds with low relative volatility/solubility shall not be considered equivalent to LNAPL. In addition, LNAPL may not be present in soil with high carbon content.

b. Determine Soil Type Across the Smear Zone

Collect a minimum of two soil samples from soil borings/monitoring wells to characterize soil type(s) encountered within the smear zone. Samples are required from the LNAPL plume and beyond the LNAPL plume for quantitative lab sieve and hydrometer testing if fine grain soils are encountered. Qualitative boring log observations are not adequate in most cases since the percentage “fines,” silt and clay, can not be accurately estimated for the purposes of LNAPL mobility modeling. If soil types vary on the site in the LNAPL plume and beyond the LNAPL plume, samples should be collected within the plume, or if possible, from the same stratigraphic unit beyond the LNAPL plume.

c. Calculate Estimated Volume of In-Place LNAPL

Use the estimated lateral extent of the LNAPL plume and the effective LNAPL thickness estimate. Effective thickness takes into account the soil type and uses the greatest apparent thickness, refer to the figure included with this bid specification.

d. Collect Samples of Weathered LNAPL for Quantitative Fluid Analyses from all wells with LNAPL present including the three new wells installed as part of this bid, if LNAPL is present. At present, monitoring wells MW-1, MW-3 and MW-7 have LNAPL.

Conduct laboratory analysis for density (gm/cc), viscosity (cp), and surface and interfacial tensions (dyne/cm) for the following three pairs: air/water, air/LNAPL, and LNAPL/water. Results should be provided at or near groundwater temperatures. Additional shipping and sample preparation/disposal costs may apply.

- Submittal of reports that will include, but not be limited to a LNAPL assessment to be submitted in the semiannual report, semi-annual groundwater monitoring report, a discussion of potential free product recovery, plume dynamics, and natural attenuation trends based on groundwater quality, water level fluctuation, and seasonality. The LNAPL assessment is to evaluate of the LNAPL based on soil type, LNAPL fluid properties and apparent LNAPL thickness. Water table elevations, obtained for each sampling round shall be presented in tabular form. The reports will include, but not be limited to, required and customary data and documentation, such as tables and figures depicting groundwater chemistry and flow, and copies of laboratory reports and chain of custody forms. In addition, the final report must include a remedial options evaluation, which will include an evaluation of possible remedial options and a recommendation for the most practicable remedy at the site. Property boundaries in common with all adjacent properties shall be depicted on all site figures. Copies of all reports shall be sent to DNR and Commerce project managers.
- The final report shall be submitted to Commerce and Wisconsin DNR within 30 calendar days of receiving the laboratory analytical data for that reporting period
- Bidders shall provide line item costs for the activities listed above in the table provided on the 2nd page of the Bid Response.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Altoona Express Mart

COMMERCE #: 54720-1434-27

BRRTS #: 03-18-001037

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Altoona Express Mart

COMMERCE #: 54720-1434-27

BRRTS #: 03-18-001037

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Conduct quarterly groundwater monitoring for one year (includes all analytical costs)	\$
2	LNAPL Assessment	\$
3	Monitoring well installation	\$
4	Soil boring installation	\$
5	Prepare semi-annual reports documenting completion of the bid work scope including, but not limited to, all documentation of all analytical results, free product thickness, free product volume removed, groundwater flow direction diagrams and extent of contamination diagrams	\$
6	Contingency cost for all closure-related costs (lump sum), including but not limited to, case summary and closeout form and report, GIS Registry requirements, appropriate notification to the public and well abandonment costs (including per diem and mileage)	\$
7	PECFA Claim Preparation	\$
8	Total Bid Amount	\$
9	Cost to make monitoring wells MW-4 and MW-8 accessible (Do Not include in the Total Bid Amount)	\$